

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday March 08, 2018
5:00 P.M.
MINUTES**

I. CALL TO ORDER

Chairman Jeff Goldin called meeting to order at 5:00pm.

II. ROLL CALL

Commissioners

Leslie Abshier – arrived 5:04pm
Flavia Burrell
Sam DeSollar
Jeff Goldin
Lee Sandweiss
John Saunders
Chris Sturbaum – arrived at 5:10pm

Advisory

Deb Hutton
Derek Richey

Staff

Daniel Bixler
Rachel Ellenson
Philippa Guthrie
Eric Sader
Jackie Scanlan

Guests

Susan Dyar
Ryan J. McDonald
Charles Reafsnyder
Mary Alice Rickert
Tom Wagner
Thomas Westgard
Linda Williams
Lea Woodard
Steve Wyatt

III. APPROVAL OF MINUTES

A. February 22, 2018

John Saunders made a motion to approve minutes. **Lee Sandweiss** seconded. **Motion carried 3/0/2 (Yes/No/Abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-09

115 N. College Avenue: Courthouse Square

Petitioner: Leighla Taylor, on behalf of FASTSIGNS of Bloomington

Installation of a storefront sign above 115 N. College Avenue.

Rachel Ellenson gave presentation. See packet for details.

B. COA 18-14

123 S. Walnut Street: Courthouse Square

Petitioner: Jared Thompson, on behalf of the Comedy Attic

Replacement of existing signage on the South façade of the building with a backlit LED sign.

Rachel Ellenson gave presentation. See packet for details.

Commission Review

A. COA 18-10

202 E. 6th Street: Monroe Carnegie Library LHD

Petitioner: Monroe County Historical Society

Replacement of existing shingle roof on the library addition with a metal roof prior to the installation of solar panels.

Rachel Ellenson gave presentation. See packet for details.

Susan Dyar, petition representative, stated the metal roof choice was made on financial and longevity grounds.

John Saunders stated a preference for asphalt, but understands the rationale and thinks this is a good choice. He thought it would probably go unnoticed.

Lee Sandweiss asked about the color choice and whether the roof would be matte or shiny.

Susan Dyar stated it would be dark green to match the soffit, gutters and trim. She was not certain if the roof was matte or shiny.

Sam DeSollar asked about the roof profile. **Susan Dyar** stated it would have 1” standing seams all round. **Sam DeSollar** cited manufacturing information provided that states there will be 16” spacing between standing seams, non-smooth slight bubble between sheets and the hips and ridge has a 6” bump up.

Deb Hutton pointed out this will all be covered by solar panels.

Flavia Burrell clarified that the addition will have a green roof and the main building will be shingled. The main building was not included in this request.

Susan Dyar stated they would return to the Commission when they were ready to work on the main building.

Chris Sturbaum asked for information about the solar panels. **Susan Dyar** stated there would be 120 panels on the front, back and “long” sides of the building.

Chris Sturbaum asked if a similar plan for the older building was being considered given that staff had indicated they would not be supportive of a comparable request.

Susan Dyar stated there has been no discussion at present to place solar panels on the older structure. However there was concern about leaking from an asphalt roof expressed by Historical Society Board members.

Flavia Burrell commented that there would not be a cohesive appearance between the two structures.

John Saunders supported the plan on the basis of the cost, longevity and solar panel.

Deb Hutton stated she understood why they were doing this. She requested they keep in mind the color issue between the two buildings when they address the older building.

Chris Sturbaum stated he considers these as two separate buildings, but making it clear that he would not be supportive of a similar request for the main building.

Sam DeSollar had no problem with the plan given the stated rationale, but also concurred with Chris Sturbaum concerning the older structure.

Derek Richey agreed with Sam DeSollar’s comment about there being two distinct buildings and not being able to see most of the roof. He reiterated the objection to a comparable request for the older building.

Jeff Goldin concurred with the consensus of support for the motion with the explicit understanding that there would not be support on a similar proposal for the older structure.

Sam DeSollar made a motion to approve **COA-18-10** as the petitioner requested. **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

B. COA 18-11

532 S. Ballantine Road: Elm Heights

Petitioner: Mary Alice and Jim Rickert

Installation of a 6ft cypress fence to replace the existing fence surrounding the property. The new fence will be in the exact location of the original and will match the existing heights.

Portions of the fence that are not currently wood will be replaced with the cypress fence.

Installation of a sliding cypress wood gate in front of the driveway.

Rachel Ellenson gave presentation. See packet for details.

Mary Alice Rickert, petitioner, stated that the fence is actually 5½' and completely rotted away in places.

Thomas Westgard, petitioner representative, communicated that the petitioner has been in consultation with the Planning and Transportation Department since the replacement fence would have to be 5½'.

John Saunders asked if the fence would be stained or natural color.

Deb Hutton asked if the front of the house would be fenced.

Mary Alice Rickert said there is a small section of fence on Ballantine

Thomas Westgard said they would place a 4' fence on the north side of the property. The fence starts off the house 25' due south, then extends west 75' where it meets the alley. Then extends along alley to the property line on the north. There will be a gate at the northeast corner. South face of the house is a front according to the UDO, the fence requiring replacement is considered a lawful non-conforming use and must be done as a repair per the Planning and Transportation Department.

Chris Sturbaum appreciated the fact that the petitioner is using open spacing on the fence considering it more conducive to neighborly appearance. He is presently considering an amendment in Common Council to require this.

Tom Wagner, under Public Comment, said the fence looks good to him.

Jackie Scanlon said it doesn't meet code since it's taller than 4' and was grandfathered. The petitioner submitted a plan to 'repair' the fence and staff is determining whether the plan could be approved as a repair, which would allow them to keep the current height and location. If the fence is determined to not meet the repair definition and is a replacement, they will need to build a 4 foot fence at that location or request a variance from the Board of Zoning Appeals.

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Flavia Burrell commented it is a sensible design and paying attention to adjacent properties.

Chris Sturbaum encouraged other Commissioners to be on record concerning the last 2' remaining open. This is a matter under consideration in the UDO review on how to treat secondary facade.

Lee Sandweiss said it's a real improvement over what was there.

Leslie Abshier likes the natural look and compatibility with the house. She went on record to support the open fencing.

Derek Richey commented it will serve as an example of how to reform some rules that don't make sense.

Jeff Goldin supports this change and agrees with Chris about the open fencing.

Thomas Westgard stated the top is actually 16” not 2’. They will not build over 5½’. His research shows this house is a John Lincoln Nichols house

Sam DeSollar made a motion to approve **COA-18-11** with the caveat that it remains at 5½’ tall. **Flavia Burrell** seconded. **Motion carried 7/0/0.**

C. COA 18-12

2920 E. 10th Street: The Garton Farm LHD

Petitioner: Bloomington Restoration, Inc.

Installation of four 30’x120’ high tunnel greenhouses, construction of a wash/pack house, and planting perennial fruit trees and shrubs on the SE corner of the Hinkle-Garton farmstead property. Installation of underground electrical and water lines to connect to the garden facilities and construction of a gravel driveway on the rear of the property for access to the greenhouses. This project is a partnership with the IU Campus Farm.

Rachel Ellenson gave presentation. See packet for details. There is an amendment that the wash-pack house may need to be put on a foundation.

John Saunders asked why use the plastic hoops for the buildings as opposed to a more permanent structure.

Steve Wyatt stated it’s not meant to be permanent.

Lea Woodard stated that it is being leased from IU.

Jeff Goldin noted the cost of permanent would be substantial to remove if implemented.

Deb Hutton asked how partially permanent the wash house is meant to be and is it meant to be compatible with an 1890 farm shed look.

Lea Woodard said it is meant to be temporary, but will be made with wood. It has yet to be determined if it will need to have a foundation.

Deb Hutton asked if there are any plans for more natural landscape measures.

Steve Wyatt said the soil is being remediated by Soil and Water Conservation with a model project. It has since improved a considerable amount. The rest of the field would be utilized with row crops.

Sam DeSollar asked about roof slope, roof material, painting, and wood trim board where the foundation is and if there are other options being explored. Neither **Steve Wyatt** nor **Lea Woodard** knew specifics on the roof. The wood trim is meant to cover where the foundation would be. There are no other options being put forth. Sam suggested they be careful on the wood they choose if they are not going to paint.

Flavia Burrell supports the idea of temporary structure especially when funds are hard to obtain.

John Saunders asked what would happen to the food grown. **Lea Woodard** said it will primarily be used in the Dining Halls.

Deb Hutton stated this is a great idea. She supports temporary building but cautions against neglecting upkeep on the basis of the structure being temporary.

Chris Sturbaum concurred and reiterated his support for using corrugated metal for the roof.

Lee Sandweiss expressed her pleasure that this is going to be utilized as a farm again.

Jackie Scanlan asked that it be clear that approval is made with or without the foundations for wash pack houses.

Sam DeSollar made a motion to approve **COA-18-12** with caveat that the wash pack house can either have or not have a foundation and the advice that a corrugated metal roof be used. **Leslie Abshier** seconded. **Motion carried 7/0/0.**

C. COA 18-13

125 N. College Avenue: Courthouse Square

Petitioner: Amy Miller (Wagner Signs), on behalf of College Avenue, LLC

Installation of a new aluminum and acrylic backlit wall sign above 125 N. College Avenue.

The illuminated channel letters will be mounted to the brick façade facing College Avenue.

Installation of a second, unlit, aluminum panel sign on the side of the building facing 6th Street. The sign will be bolted to the brick façade.

Rachel Ellenson gave presentation. See packet for details.

Tom Wagner, petitioner's representative, said he had no information concerning the awning on the building.

Deb Hutton asked if anyone knew what was behind the wooden sign frame and how long it had been used.

Tom Wagner had a guess but was not certain.

Rachel Ellenson stated she would need to do further research to determine this. It has been used on the square for a long time.

John Saunders asked if this is the only sign on the Square to be backlit. There is at least one approved by the Board.

Flavia Burrell stated she would prefer not to have signage on 6th Street.

Chris Sturbaum was thrilled it was opening up again.

Lee Sandweiss agreed, stating it has been tastefully done.

Leslie Abshier expressed her support, also noting that if there were to be additional changes or work, the petitioner would have to come back before the Commission.

Derek Richey stated it's a good project, looking almost as it did in the 1920s.

John Saunders made a motion to approve **COA-18-13**. **Sam DeSollar** seconded. **Motion carried 7/0/0.**

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 18-04

2428 S. Rogers Street

Petitioner: Sam Williams

Partial demolition – window replacement, installation of vinyl siding, and re-shingle.

Rachel Ellenson gave presentation. See packet for details.

John Saunders expressed his displeasure with vinyl siding because of the potential to markedly alter the features of the house.

Chris Sturbaum asked if the petitioner considered painting. He expressed the view that painting and small repairs would enhance the value of this house.

Derek Richey encouraged the petitioner to maintain the original materials and features of the house.

Jeff Goldin reiterated the views expressed. He also encouraged the petitioner use 4 over 1 windows to maintain that look.

Sam DeSollar made a motion to release the permit for **2428 S. Rogers Street, Demo Delay 18-04**. **John Saunders** seconded. **Motion carried 7/0/0.**

VI. NEW BUSINESS

NONE

VII. COURTESY REVIEW

NONE

VIII. OLD BUSINESS

NONE

IX. COMMISSIONER COMMENTS

NONE

X. PUBLIC COMMENTS

NONE

XI. ANNOUNCEMENTS

NONE

XII. ADJOURNMENT

Meeting was adjourned at 6:29pm.